

## MEMORANDUM

**DATE:** June 1, 2021

**TO:** City Council

**FROM:** Ashley Winchell, AICP, Community Planning Manager  
Karl Almgren, AICP, City Center Program Manager

**RE: REGIONAL GROWTH CENTER SUBAREA PLAN**

### Summary

This agenda item is to brief the City Council on the upcoming Regional Growth Center Subarea Plan and planning for Sound Transit's Everett Link Extension. The Regional Growth Center Subarea Plan will be happening concurrently with the Comprehensive Plan update and planning for Sound Transit's Everett Link Extension. This plan will identify a community vision for the area, determine appropriate development patterns and land uses, identify needed infrastructure projects, and respond to changes and opportunities presented by the Everett Link Extension.

### Policy Questions

No policy questions at this time. As the project progress opportunity for policy direction and discussion will be made available through City Council work sessions.

### Action

Provide feedback regarding the update and ask staff clarifying questions.

### Background

Lynnwood's Regional Growth Center was designated in 1995. The Regional Growth Center includes the majority of City Center and the area around Alderwood Mall. There are 29 regional growth centers in the Puget Sound area which are designated by the Puget Sound Regional Council (PSRC). These areas guide regional growth allocations, advance local planning, inform transit service planning and represent priority areas for federal transportation funding.

PSRC's Vision 2050 established a goal of accommodating 65% of population growth to the region's growth centers and high-capacity transit station areas. Policies of Vision 2050 support population growth in regional growth centers by prioritizing funding and supporting planning and programming for transportation, infrastructure and services that advance housing development and employment growth.

Vision 2050 requires subarea plans for Regional Growth Centers. These subarea plans must satisfy the Growth Management Act (RCW 36.70A.080) and regional requirements.

This plan will also be taking place concurrently with planning efforts for Sound Transit's Everett Link Extension. Sound Transit will require the City to participate and respond to planning of the Everett Link Extension, Operations and Maintenance Facility, and Model Code Partnership. The Model Code Partnership is an early opportunity for technical review of transit- and employment- oriented development policies for the subarea, and also provides an opportunity to address 'lessons learned' from Lynnwood Link Extension.

**Previous Council Actions**

City Council is the final decision making body on the subarea plan.

**Funding**

Funding request for the Regional Growth Center was included in the 2021-2022 budget. No additional funds are requested at this time.

**Key Features**

- To be a welcoming city that builds a healthy and sustainable environment.
- To encourage a broad business base in sector, size and related employment, and promote high quality development.
- To invest in efficient, integrated, local and regional transportation systems.
- To be a city that is responsive to the wants and needs of our citizens.

**Adm. Recommendation**

None.



**LYNNWOOD**  
WASHINGTON

*A great deal more*

## ***Regional Growth Center Subarea Planning***

City Council  
June 1, 2021

*Ashley Winchell, AICP, Community Planning Manager  
Karl Almgren, AICP, City Center Program Manager*

# What is a Regional Growth Center?

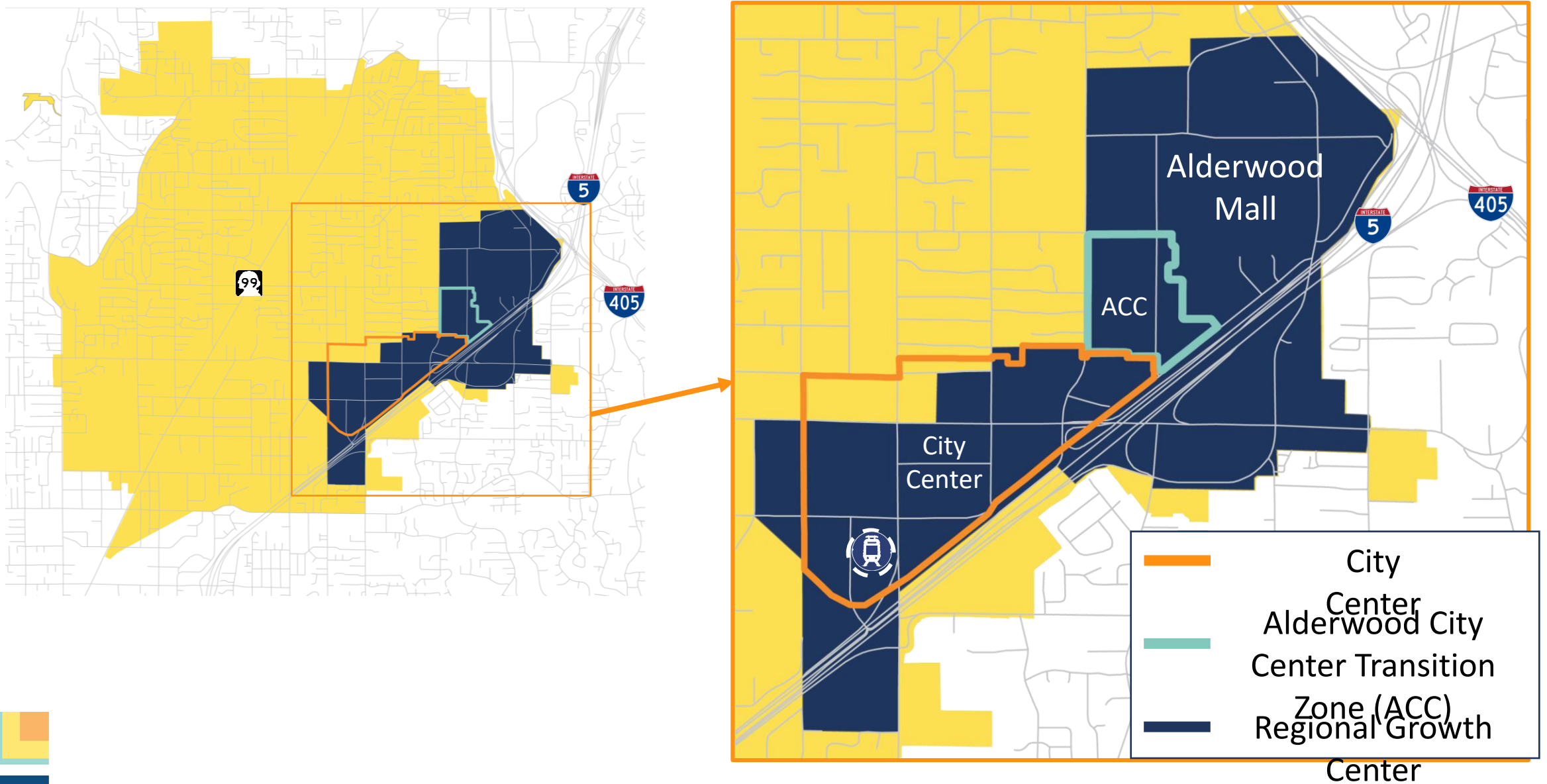
- Puget Sound Regional Council
- Metro, Urban, Industrial
- Where are other Regional Growth Centers (RGC)?
  - Cascade Industrial Center
  - Everett Metro
  - Paine Field/Boeing
  - Lynnwood & Canyon Park



- Urban Growth Area
- Regional Growth Center - Urban
- Regional Growth Center - Metro
- Manufacturing Industrial Center - Growth
- Manufacturing Industrial Center - Employment



# Where is the Regional Growth Center?



# Framework

Growth Management Act (GMA)

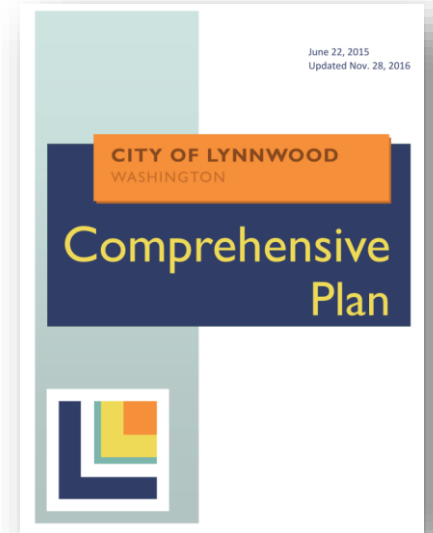
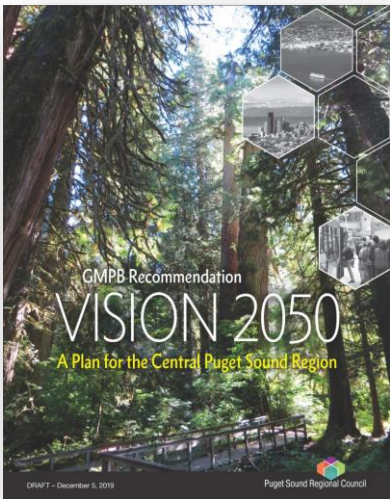
Multicounty Planning Policies (MPPs)

Countywide Planning Policies

Lynnwood  
Comprehensive Plan

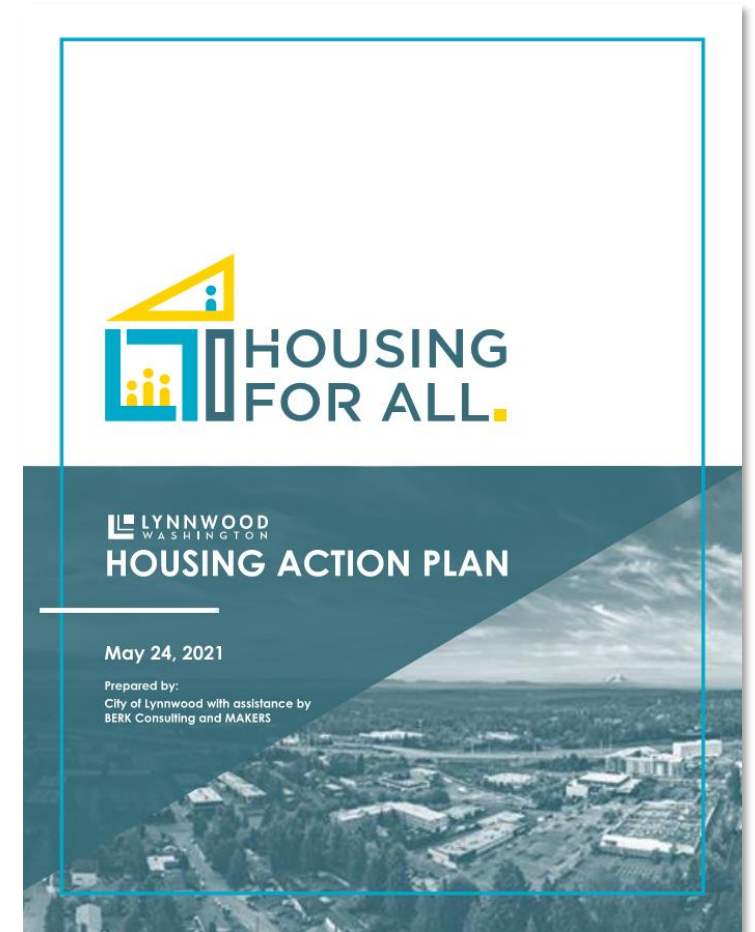
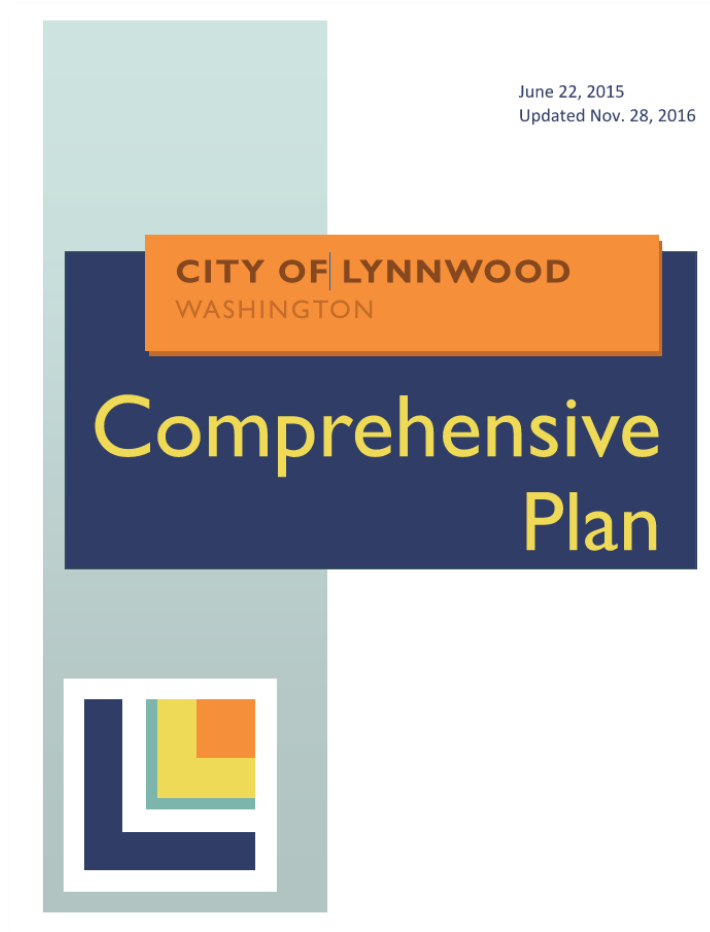
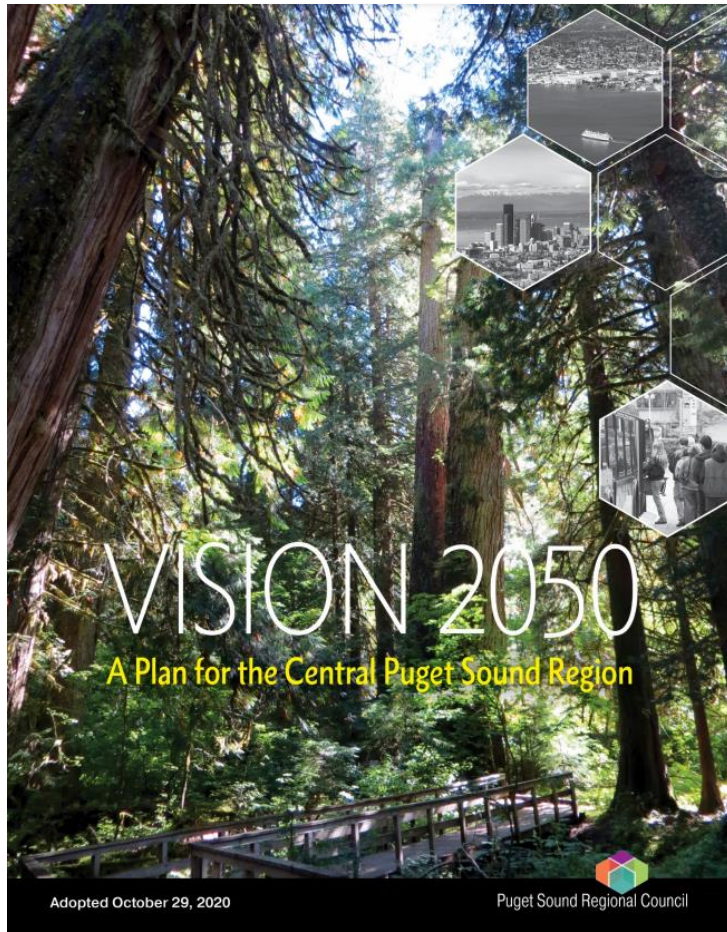
Regulations

Projects



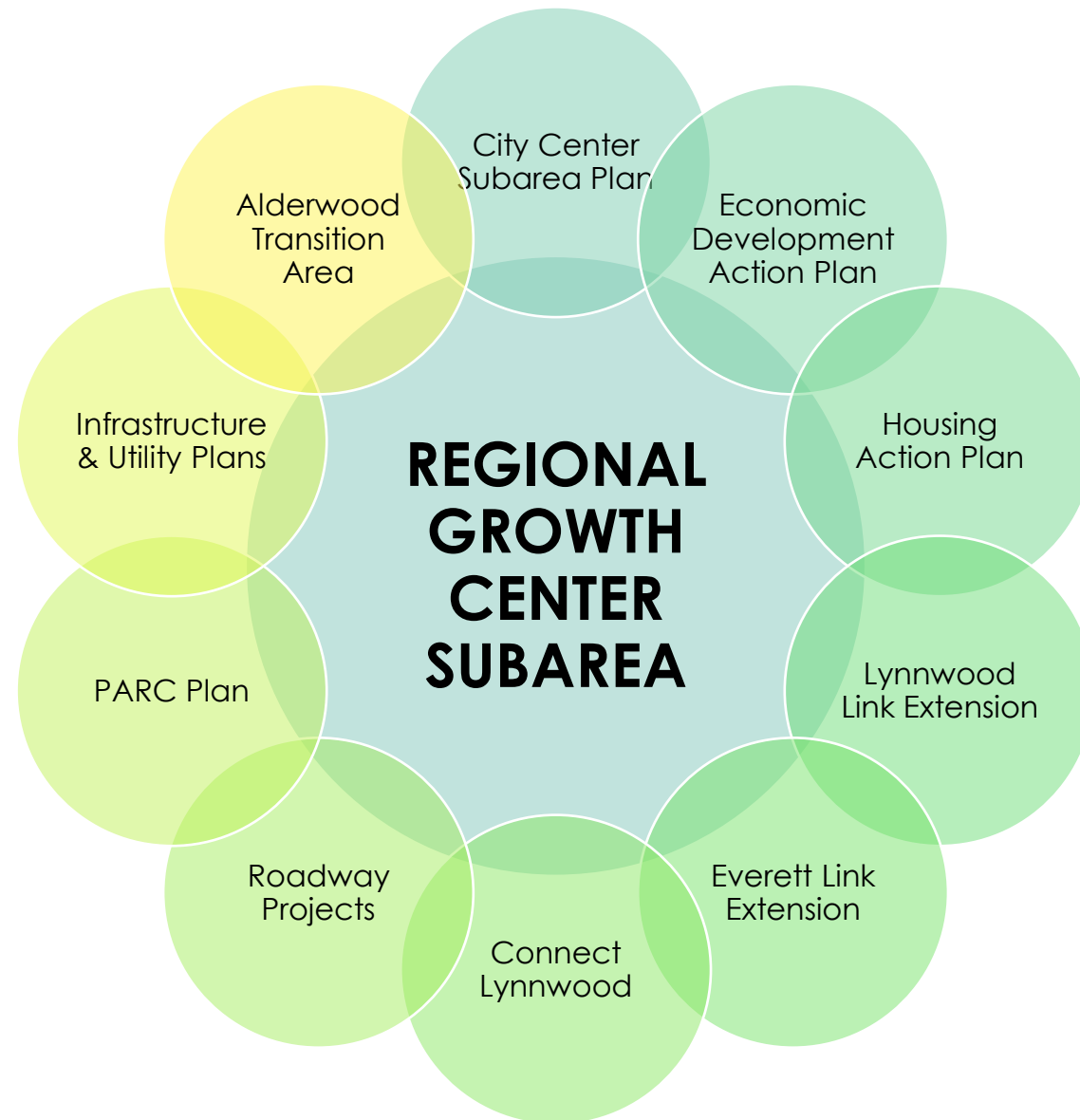


# Existing Planning Framework & Policies



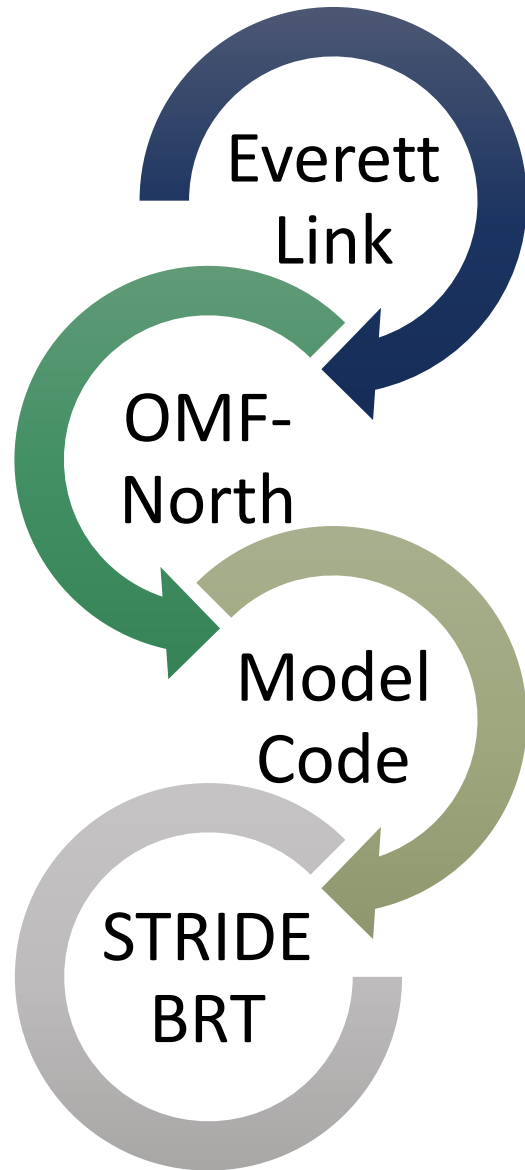
# Knit the plans together

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# ST3 Projects



# Everett Link Extension

## ST3 Representative Project

- Identifies mode, corridor and stations
- **Length:** 16 miles
- **Stations:** Six stations, plus one provisional (unfunded) station; parking services at Mariner and Everett locations
- Operations & Maintenance Facility
- **Daily Project Riders:** 37,000-45,000 (2040)
- Start of Service (ST3 Plan): 2036

*\*All project delivery dates currently under review due to the Board realignment process.*



# Model Code Partnership



**Consistency for  
Development  
& Approvals**



**Transit  
Oriented  
Development**



**Strategic  
Housing &  
Employment**



**Organizational  
Excellence**





# Timeline

2021			2022		2023	2024	
RGC Subarea Plan		*Launch 09/21	Plan Development			*Adopt. 06/24	
Comp. Plan Update	Ongoing					*Adopt. 06/24	
Model Code Partnership (ST)		Gap Analysis & Case Studies	Code Development		*MCP Adopt.		
EVLE & OFM (ST)		Alt. & Dev. Scenario	Pref. Alt. ID’ed	Concept Engineer Review	Preliminary Engineering and EIS		



# What is next for Council?

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- Council Budget authority for subarea plan contract
- Regular Sound Transit Updates
- Regular Regional Growth Center and Comprehensive Plan Updates

